

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM****SUBJECT:** George Street ROW Vacate**DEPARTMENT:** Planning and Development      **DIVISION:** Development Review**AUTHORIZED BY:** Dori DeBord**CONTACT:** Alan Willis**EXT:** 7332**MOTION/RECOMMENDATION:**

1. ADOPT and authorize the Chairman to execute a Resolution to vacate and abandon a portion of the public right of way of George Street as shown on the replat of Winwood Park, as recorded in Plat Book 3, Page 30, of the Public Records of Seminole County, Florida; further described as located north of East Altamonte Drive (SR 436) and east of Station Street, Seminole County, Florida, in Section 18, Township 21S, Range 30E, as requested by Fragomeni Engineering, Inc. (Sherri Fragomeni), applicant.
2. DENY the request to vacate and abandon a portion of the public right of way of George Street as shown on the Replat of Winwood Park, as recorded in Plat Book 3, Page 30, of the Public Records of Seminole County, Florida; further described as located north of East Altamonte Drive (SR 436) and east of Station Street, Seminole County, Florida, in Section 18, Township 21S, Range 30E, as requested by Fragomeni Engineering, Inc. (Sherri Fragomeni), applicant.
3. CONTINUE the public hearing until a time and date certain.

District 4 Carlton D. Henley

Alan Willis

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**BACKGROUND:**

The applicant, Fragomeni Engineering, Inc. (Sherri Fragomeni), is requesting to vacate and abandon an 6,568.4 square feet (.15 acres) portion of the public right of way of George Street located north of East Altamonte Drive (SR 436) and east of Station Street, in Section 18, Township 21 S, Range 30 E, and as shown on the replat of Winwood Park, as recorded in Plat Book 3, Page 30, of the Public Records of Seminole County, Florida. The applicant is requesting to vacate because the right of way dead ends into the Travel Country parcel which has access on East Altamonte Drive (SR 436). Therefore, the right-of-way is not needed to access the Travel Country Parcel which includes lots 42, 43, and 44 on the north side of George Street. The subject portion of the right of way is not needed for public access and the proposed vacate will not hinder access to any adjacent properties. The owner, Marion Gatton, of Lot 47 who will receive a small portion of the proposed right of way vacate has supplied a letter stating that he has no objection to the right of way vacate. The applicant has provided letters from all applicable utility companies stating "no objections" to the requested vacate. An agreement for the dedication of a utility easement, after the right of way has been vacated, has been arranged between Altamonte Springs and the owners benefiting from the right of way vacate. This request complies with the requirements and under the authority for vacating a right of way of Chapter 336.09 and 336.10, Florida Statutes.

**STAFF RECOMMENDATION:**

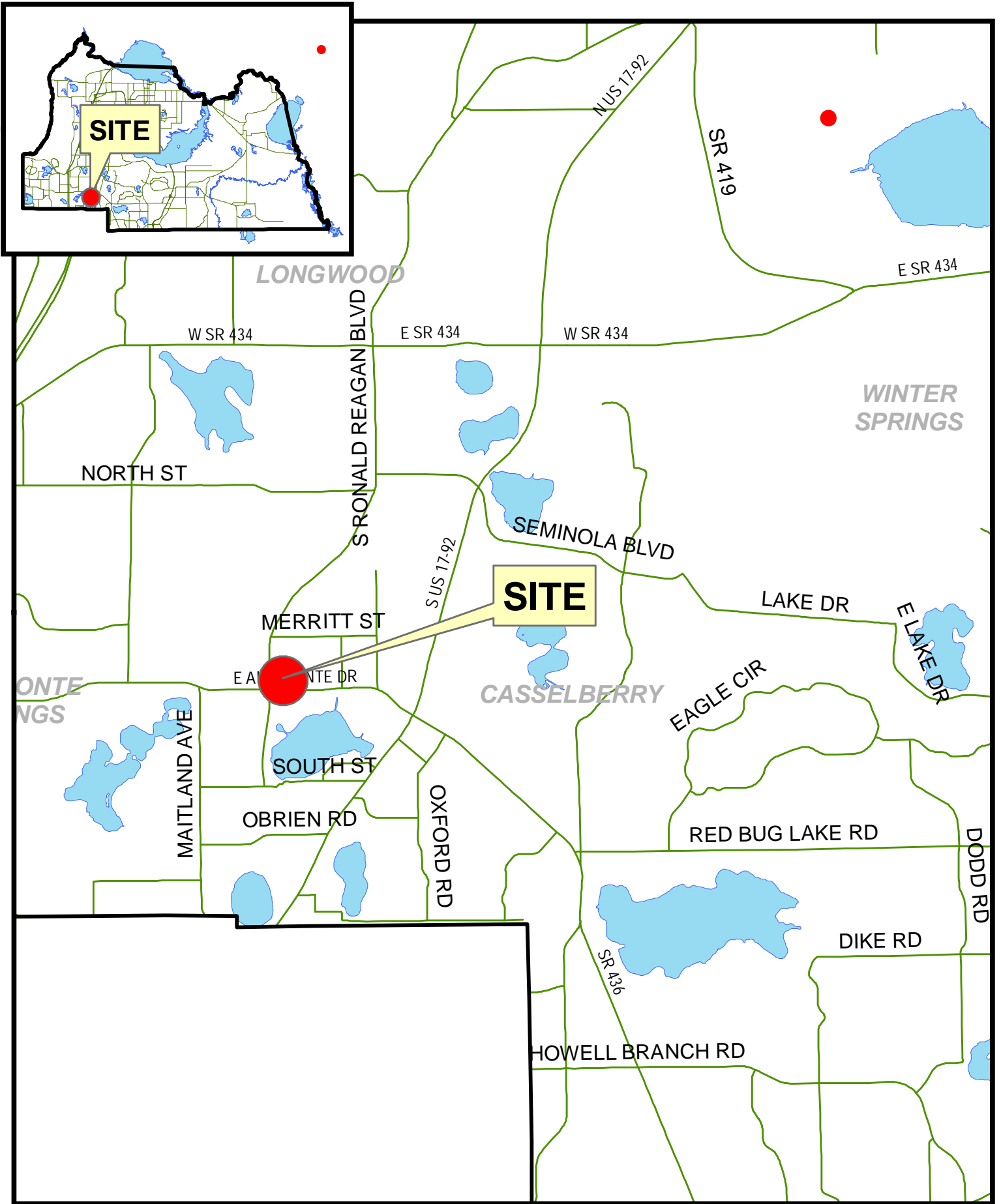
Staff recommends that the Board adopt and authorize the Chairman to execute a Resolution to vacate and abandon a portion of the public right of way of George Street as shown on the replat of Winwood Park, as recorded in Plat Book 3, Page 30, of the Public Records of Seminole County, Florida; of the Public Records of Seminole County, Florida; further described as located north of East Altamonte Drive (SR 436) and east of Station Street, Seminole County, Florida, in Section 18, Township 21S, Range 30E, as requested by Fragomeni Engineering, Inc. (Sherri Fragomeni), applicant.

**ATTACHMENTS:**

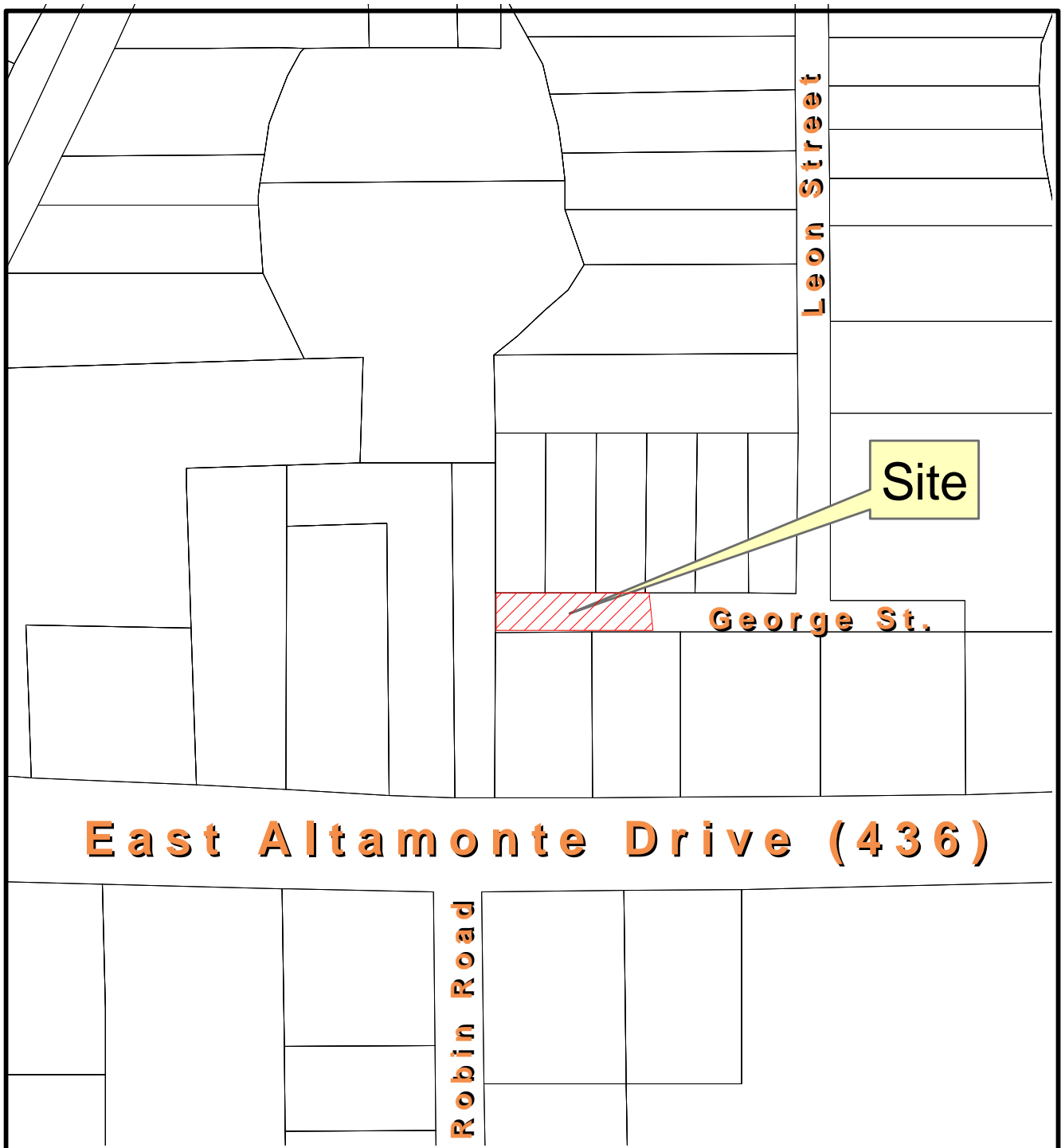
1. Location Map
2. Maps and Aerials
3. Maps and Aerials
4. Resolution
5. Sketch of Description

**Additionally Reviewed By:**

☒ County Attorney Review ( Matthew Minter )

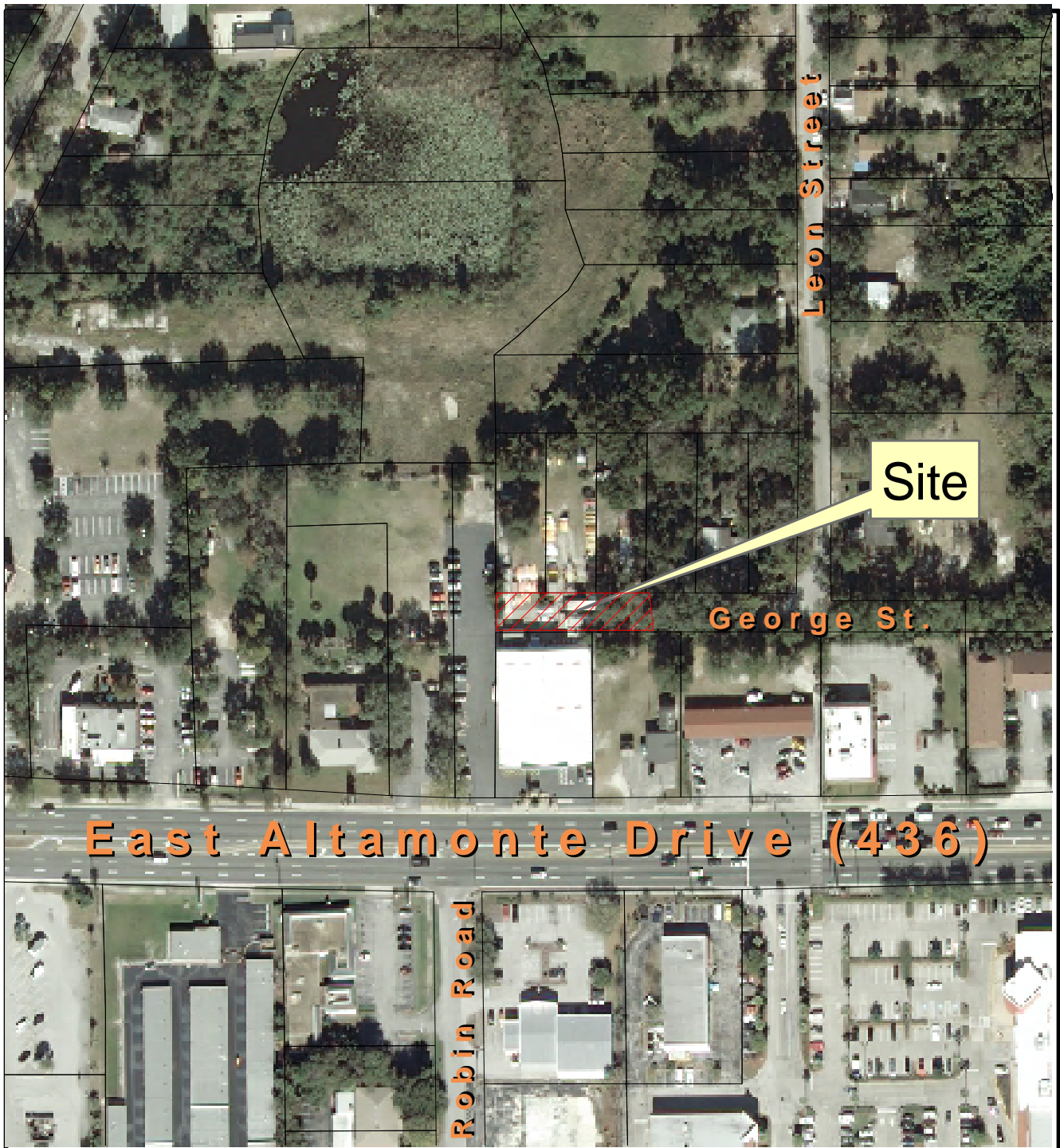


# George Street ROW Vacate



George Street ROW Vacate  
Location Map





George Street ROW Vacate  
Aerial Map



THE FOLLOWING RESOLUTION WAS ADOPTED AT THE REGULAR MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA ON THE 22nd DAY OF September A.D., 2009.

**RESOLUTION TO VACATE AND ABANDON A RIGHT-  
OF-WAY**

Whereas, a Petition was presented on behalf of  
**SHERRI FRAGOMENI**

to the Board of County Commissioners of Seminole County, Florida, requesting the closing, vacating and abandoning of the following described right-of-way, to-wit:

**LEGAL DESCRIPTION**

*SKETCH AND DESCRIPTION  
PART OF GEORGE STREET TO BE VACATED  
DESCRIPTION:  
THAT PART OF GEORGE STREET LYING SOUTH OF AND ADJACENT  
TO LOTS 42, 43 AND 44, A REPLAT OF WINWOOD PARK, AS  
RECORDED IN PLAT BOOK 3, PAGE 30, OF THE PUBLIC RECORDS  
OF SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY  
DESCRIBED AS FOLLOWS:  
BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 44, THENCE  
S.01°18'39"E, ALONG THE SOUTHERLY PROLONGATION OF THE  
WEST LINE OF SAID LOT 44 A DISTANCE OF 40.00 FEET TO THE  
NORTHWEST CORNER OF LOT 45, SAID REPLAT OF WINWOOD PARK,  
THENCE N.89°53'37"E, ALONG THE NORTH LINE OF LOTS 45, 46,  
47 AND 48 OF SAID REPLAT OF WINWOOD PARK A DISTANCE OF  
164.21 FEET TO THE SOUTHERLY PROLONGATION OF THE EAST LINE  
OF SAID LOT 42; THENCE N.01°07'24"W, ALONG SAID SOUTHERLY  
PROLONGATION A DISTANCE OF 40.00 FEET TO THE SOUTHEAST  
CORNER OF SAID LOT 42; THENCE S.89°53'37"W, ALONG THE  
SOUTH LINE OF LOTS 42, 43 AND 44 OF SAID REPLAT OF WINWOOD  
PARK A DISTANCE OF 164.34 FEET TO THE POINT OF BEGINNING.*

Whereas, after due consideration the Board of County Commissioners of Seminole County, Florida, having determined that the abandonment of the above described right-of-way is to the best interest of the county and the public.

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners of Seminole County, Florida, that the above described Right-of-way be, and the same is hereby abandoned, closed and vacated, and that all right in and to the same on behalf of the County and the public be, and the same is hereby disclaimed.

PASSED AND ADOPTED this 22nd day of September A.D., 2009.

ATTEST:	BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA
	BY: _____
<u>MARYANNE MORSE</u>	<u>BOB DALLARI</u>
CLERK OF THE CIRCUIT COURT SEMINOLE COUNTY, FLORIDA	CHAIRMAN

# BOUNDARY SURVEY

## DESCRIPTION:

LOTS 42, 43 AND 44, A REPLAT OF WINWOOD PARK,  
AS RECORDED IN PLAT BOOK 3, PAGE 30,  
PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA

## LEGEND

CONC = CONCRETE  
R/W = RIGHT-OF-WAY  
(P.) = PLAT  
(M.) = MEASURED

## SKETCH AND DESCRIPTION

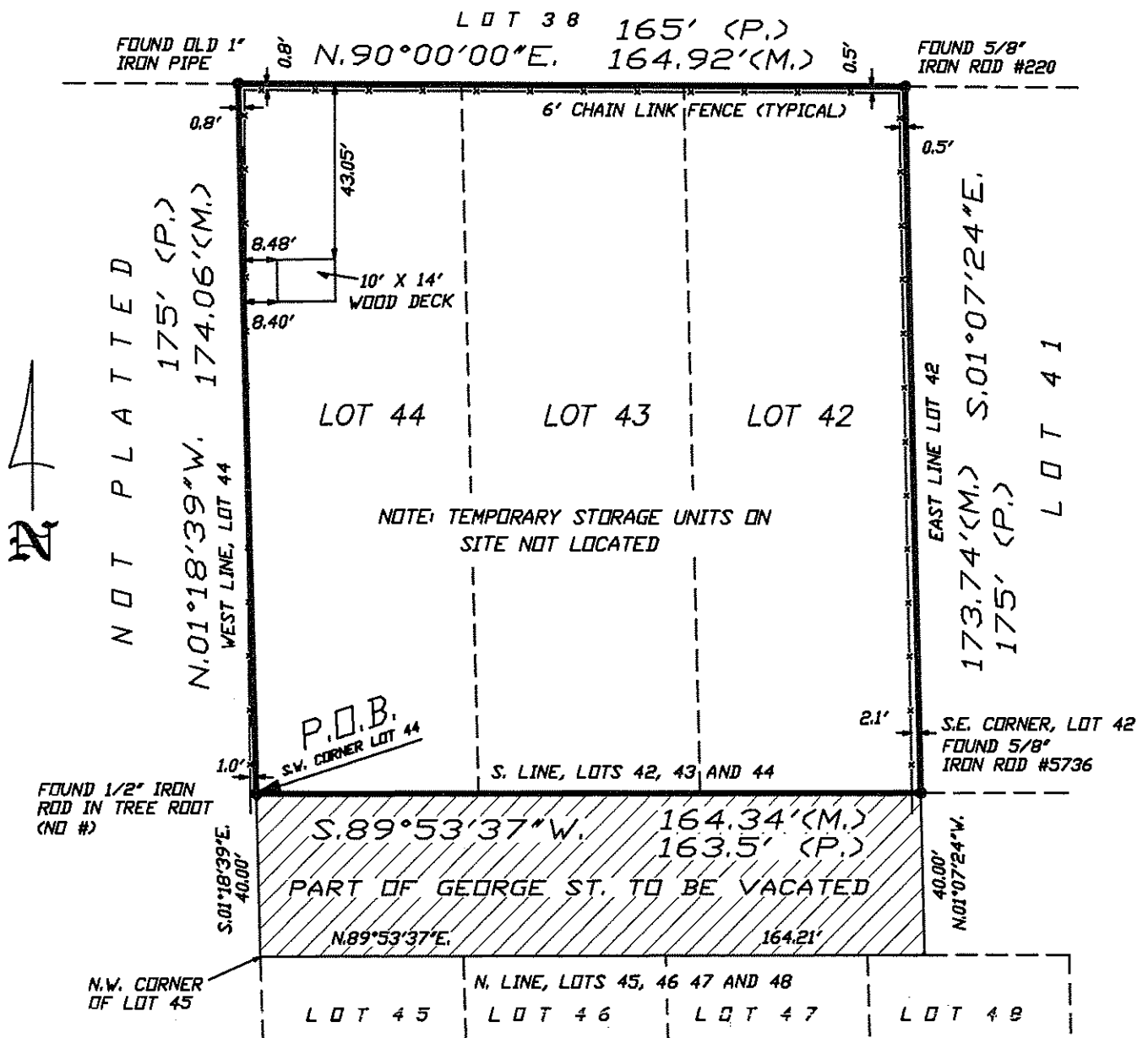
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PROLONGATION A DISTANCE OF 40.00 FEET TO THE SOUTHEAST  
CORNER OF SAID LOT 42; THENCE S.89°53'37"W. ALONG THE  
SOUTH LINE OF LOTS 42, 43 AND 44 OF SAID REPLAT OF WINWOOD  
PARK A DISTANCE OF 164.34 FEET TO THE POINT OF BEGINNING.

## NOTES :

1. BEARINGS BASED ON THE NORTH LINE OF LOTS 42-44 AS BEING EAST.
2. UNDERGROUND IMPROVEMENTS NOT LOCATED.
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. SUBJECT PROPERTY LIES IN ZONE "X", PER FLOOD INSURANCE RATE MAP PANEL #120289 0140 E, DATED 4/17/95, AND LIES OUTSIDE THE 500-YEAR FLOOD PLAIN.
5. DATE OF FIELD SURVEY: 4/15/08.



CERTIFIED TO:

I HEREBY CERTIFY:

DATE: 4/15/08

FRAGOMENI ENGINEERING

THAT THIS SURVEY MEETS THE  
MINIMUM TECHNICAL STANDARDS  
SET FORTH BY THE FLORIDA  
BOARD OF LAND SURVEYORS IN  
CHAPTER 61G17 - 6, FLORIDA  
ADMINISTRATIVE CODE.

SCALE: 1" = 40'

CITY OF ALTAMONTE  
SPRINGS

JOB NO. 08-TRAVEL

MIKE PLANTE

THOMAS J. MCMAHON  
FL REG LAND SURVEYOR #4887

MCMAHON SURVEYING  
AND MAPPING, LLC  
245 SAN MARCOS AVENUE  
SANFORD, FLORIDA, 32771  
LICENSED BUSINESS #7434  
PHONE 407-328-7201

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER